

176.0

0006

0023.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
456,600 / 456,600  
456,600 / 456,600  
456,600 / 456,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		SYLVIA ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	JUNIMAN JONATHAN/ TRUSTEE
Owner 2:	JONATHAN JUNIMAN REVOCABLE TR
Owner 3:	

Street 1: 72 SYLVIA STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: JUNIMAN JONATHAN -

Owner 2: -

Street 1: 72 SYLVIA STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1955, having primarily Vinyl Exterior and 1830 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7060																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	456,600			456,600		194081
							GIS Ref
							GIS Ref
							Insp Date
							10/30/08

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 176.0-0006-0023.A			USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRIOR ID # 1: 194081			
2022	102	FV	456,600	0	.	.	456,600		Year end	12/23/2021				
2021	102	FV	443,200	0	.	.	443,200		Year End Roll	12/10/2020				
2020	102	FV	436,400	0	.	.	436,400	436,400	Year End Roll	12/18/2019				
2019	102	FV	403,700	0	.	.	403,700	403,700	Year End Roll	1/3/2019				
2018	102	FV	356,800	0	.	.	356,800	356,800	Year End Roll	12/20/2017				
2017	102	FV	325,100	0	.	.	325,100	325,100	Year End Roll	1/3/2017				
2016	102	FV	325,100	0	.	.	325,100	325,100	Year End	1/4/2016				
2015	102	FV	300,300	0	.	.	300,300	300,300	Year End Roll	12/11/2014				

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
JUNIMAN JONATHA	79003-71	1	10/27/2021	Convenience		1	No	No		13784
HANSHAW JOHN T/	50871-395		3/12/2008			325,000	No	No		
NERAD GUY A	42379-441		4/1/2004			325,000	No	No		
WIBLE SUSAN COR	31979-74		10/31/2000			265,000	No	No		
JOHNSON MAX/ETA	21904-536		4/1/1992			119,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/8/1998	457	Manual	1,500					REPLACE FRONT PORC	10/30/2008	Meas/Inspect	163	PATRIOT
									5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

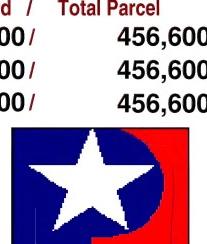
Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average					CONDO CONVERSION 4/92, Building Number 1.									
Sty Ht: 2 - 2 Story		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:														
Foundation: 1 - Concrete		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath: 1	Rating: Good														
Prime Wall: 4 - Vinyl		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good														
Color: TAN		A Kits:	Rating:														
View / Desir: N - NONE		Frl:	Rating:														
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>													
Grade: C - Average		Location:															
Year Blt: 1955	Eff Yr Blt:	Total Units:															
Alt LUC:	Alt %:	Floor: 1 - 1st Floor		<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Jurisdict:	Fact: .	% Own: 50.000000000															
Const Mod:		Name: 102 - 7060															
Lump Sum Adj:		<b>DEPRECIATION</b>															
<b>INTERIOR INFORMATION</b>				Phys Cond: AV - Average	31. %	Exterior:		No Unit	RMS	BRS	FL						
Avg Ht/FL: STD		Functional:		1	4	2	2										
Prim Int Wal: 2 - Plaster		Economic:															
Sec Int Wall:	%	Special:															
Partition: T - Typical		Override:															
Prim Floors: 3 - Hardwood		Total: 31 %															
Sec Floors:	%	<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>											
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price									
Subfloor:		Size Adj.: 1.22377038															
Bsmnt Gar: 1		Const Adj.: 0.99989998															
Electric: 3 - Typical		Adj \$ / SQ: 373.213															
Insulation: 2 - Typical		Other Features: 77643															
Int vs Ext: S		Grade Factor: 1.00															
Heat Fuel: 1 - Oil		NBHD Inf: 0.87000000															
Heat Type: 3 - Forced H/W		NBHD Mod:															
# Heat Sys: 1		LUC Factor: 1.00															
% Heated: 100	% AC: 100	Adj Total: 661741															
Solar HW: NO	Central Vac: NO	Depreciation: 205140		Juris. Factor:		Before Depr:	324.70										
% Com Wal	% Sprinkled	Depreciated Total: 456601		Special Features: 0		Val/Su Net:	249.51										
				Final Total: 456600		Val/Su SzAd:	249.51										
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 176.0-0006-0023.A													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																